HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2013

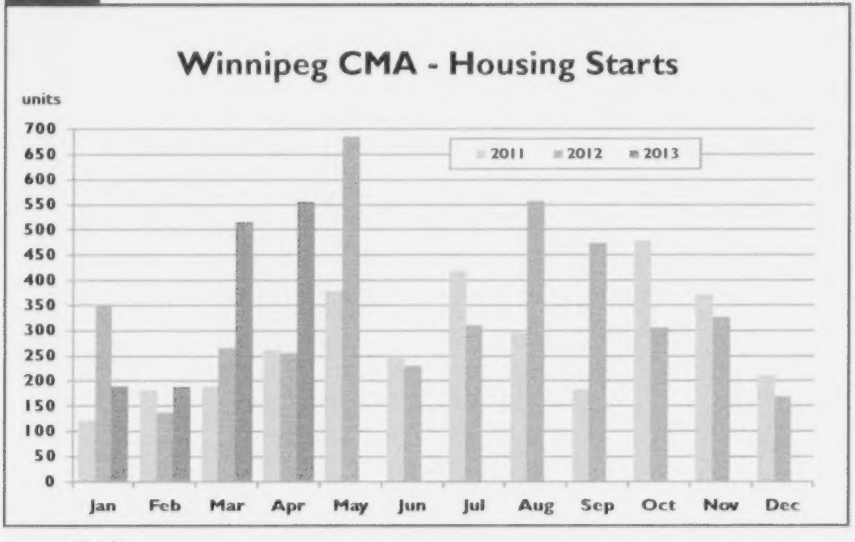
Home Market

Winnipeg Housing Starts Increase in April

Home builders in the Winnipeg Census Metropolitan Area (CMA) broke ground on 555 units in April 2013, more than double the 256 units started in April 2012. Both the single-detached and multi-family sectors saw increases over the previous year. This brought year-to-date total starts to 1,446 units, 44 per cent more than the 1,007 units recorded in the first four months of 2012.

There were 272 single-detached homes started in April, 62 per cent more than the 168 initiated in April 2012. This added to a strong showing in March and brought the number of single-family homes started in the first four months of the year to 680 units, surpassing last year's total

Figure 1



Source: CMHC

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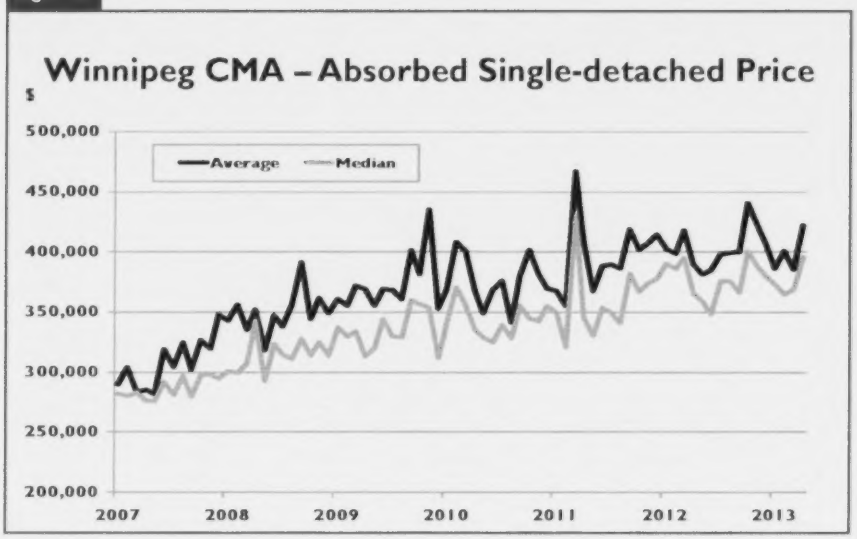
Figure 2



Source: CMHC

for the same period by 21 per cent. There was also a substantial increase in the number of homes completed in April when finishing touches were put on 245 homes compared to only 78 one year earlier. This brought the year-to-date number of homes completed to 692, almost triple the number completed during the same period of 2012. With completions outpacing starts, the number of units under construction at the end of April declined to 1,205 units, down nine per cent from a year earlier.

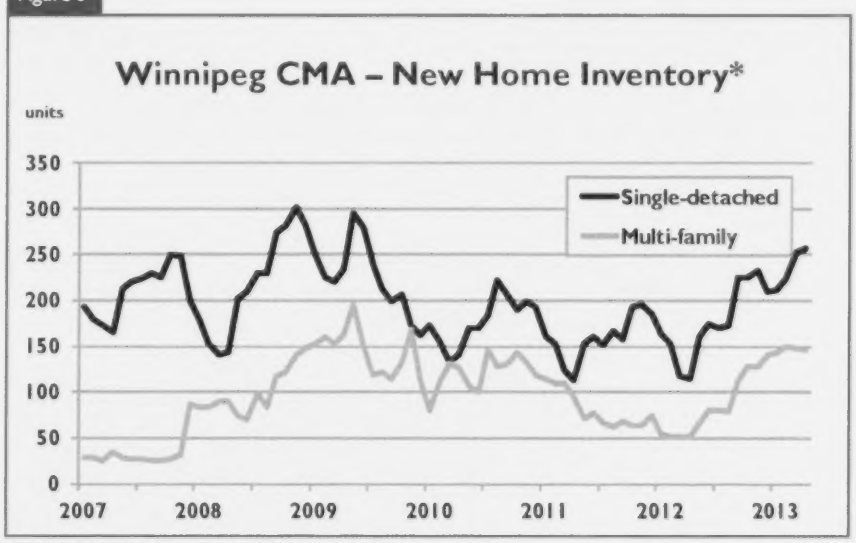
There were 240 single-detached homes absorbed in the ownership market in April 2013, substantially more than the 82 absorbed in April of 2012. This brought the number of units absorbed in the first four months of 2013 to 642 units, more than double the number absorbed during the corresponding period last year. Despite high absorption levels, the inventory of completed and unoccupied single-detached homes available for ownership at the end of April was 257 units, more than double the 114 units in inventory at the end of April 2012 and the highest level since mid-2009. Notwithstanding, total supply, which includes the number of units under construction and in inventory, was little changed at the end of April compared to a year earlier at 1,462 units. At the current 12-month average rate of absorption, this represents eight months of supply.

The average absorbed price of a new single-detached home in the Winnipeg CMA in April 2013 was $421,775, eight per cent higher than in April of 2012. This reversed the downward trend experienced in the first three months of 2013 and brought the year-to-date average absorbed price to $403,936, within one per cent of where it stood to the end of April of the previous year.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 283 units break ground in April 2013, substantially more than the 88 units started during the same month one year earlier. Of these, 267 units were rental apartments, while the remaining 16 were lower density semi-detached and row units intended for ownership. To the end of April, multi-family starts numbered 766 units, 72 per cent more than were started during the first four months of 2012. With 627 starts, the majority of these units were for the rental market.

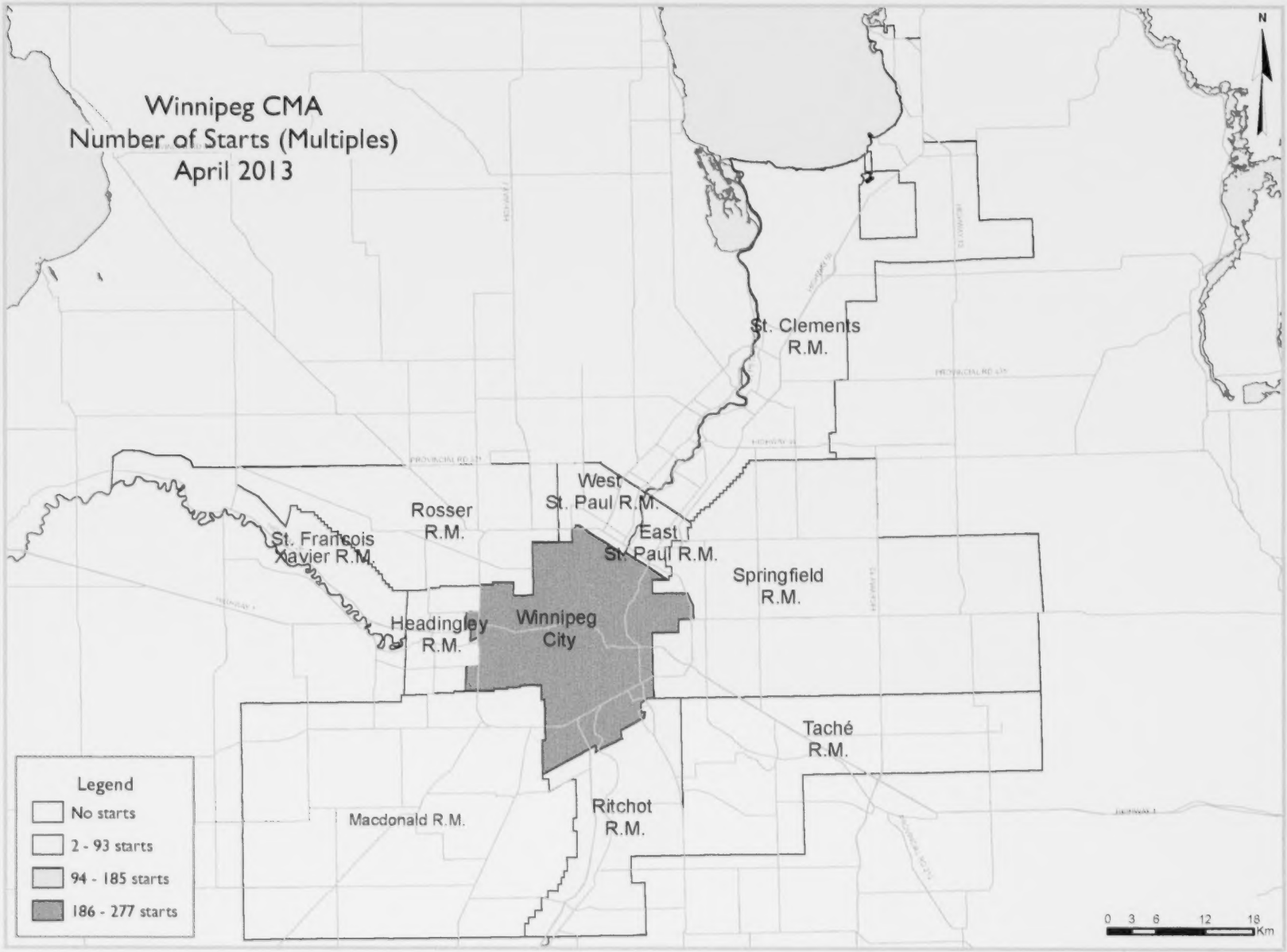
With a heightened supply of multi-family units, the 72 per cent gain in starts to-date is not expected to be sustained. The number of multi-family

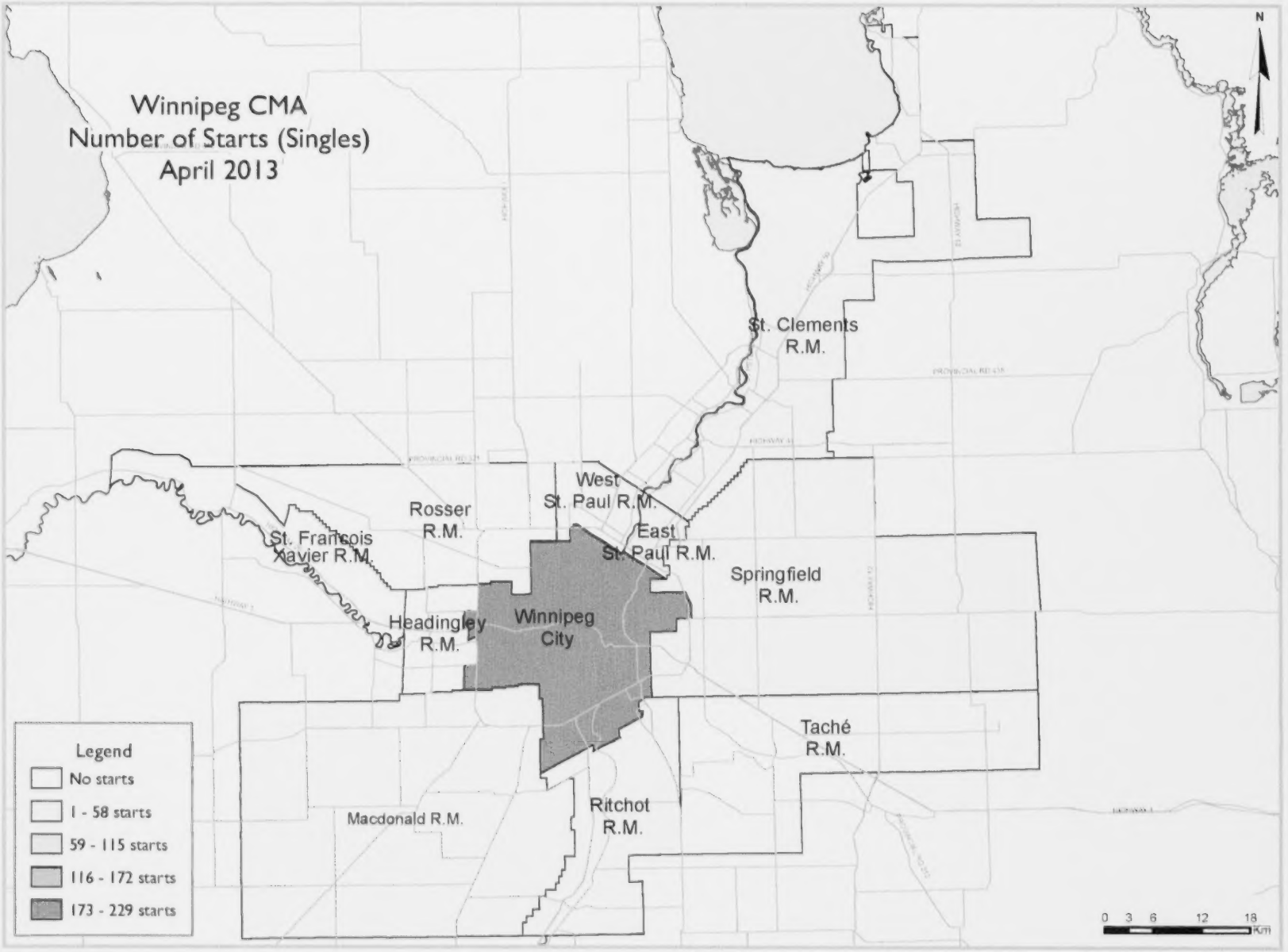
Figure 3

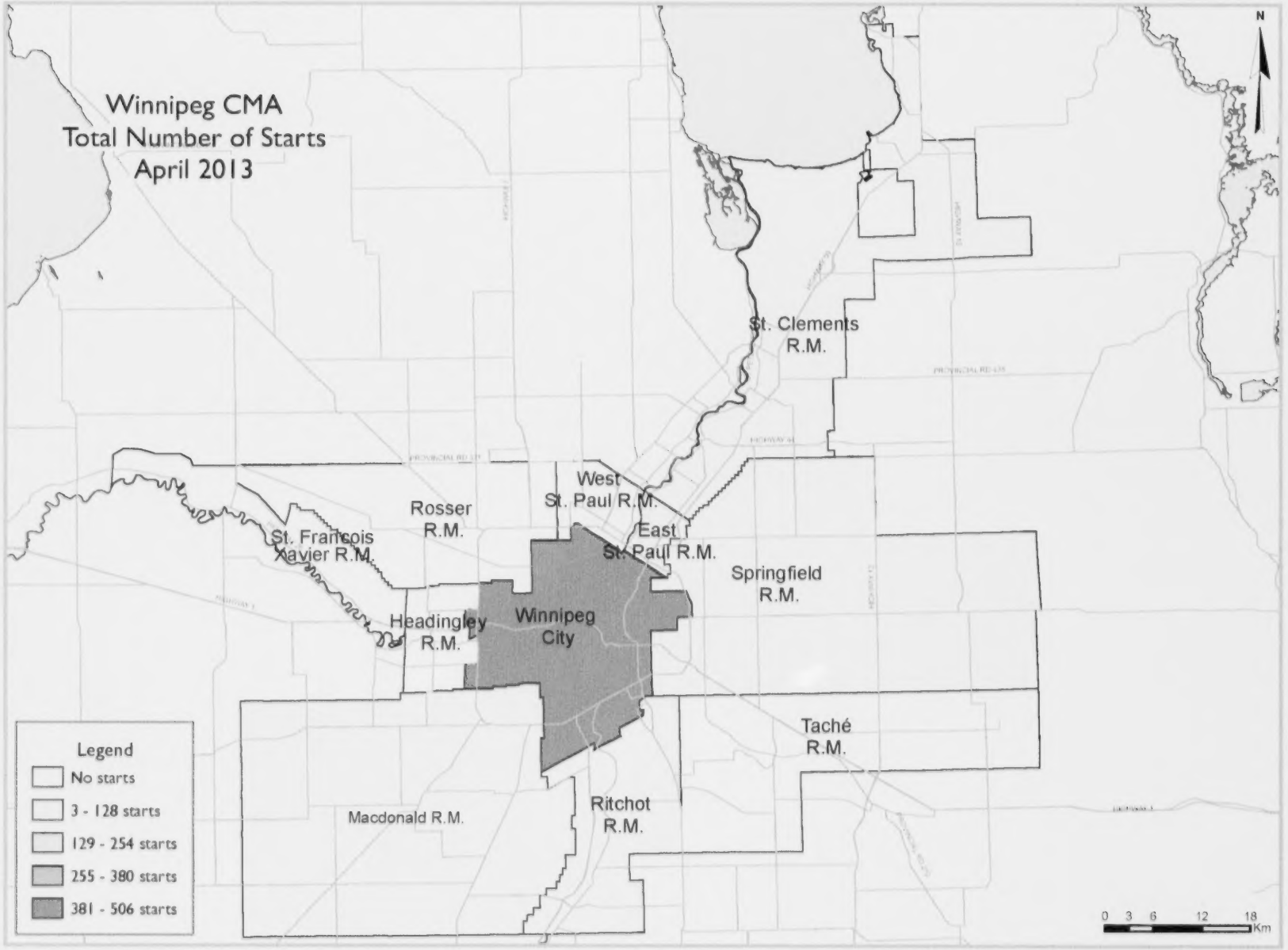


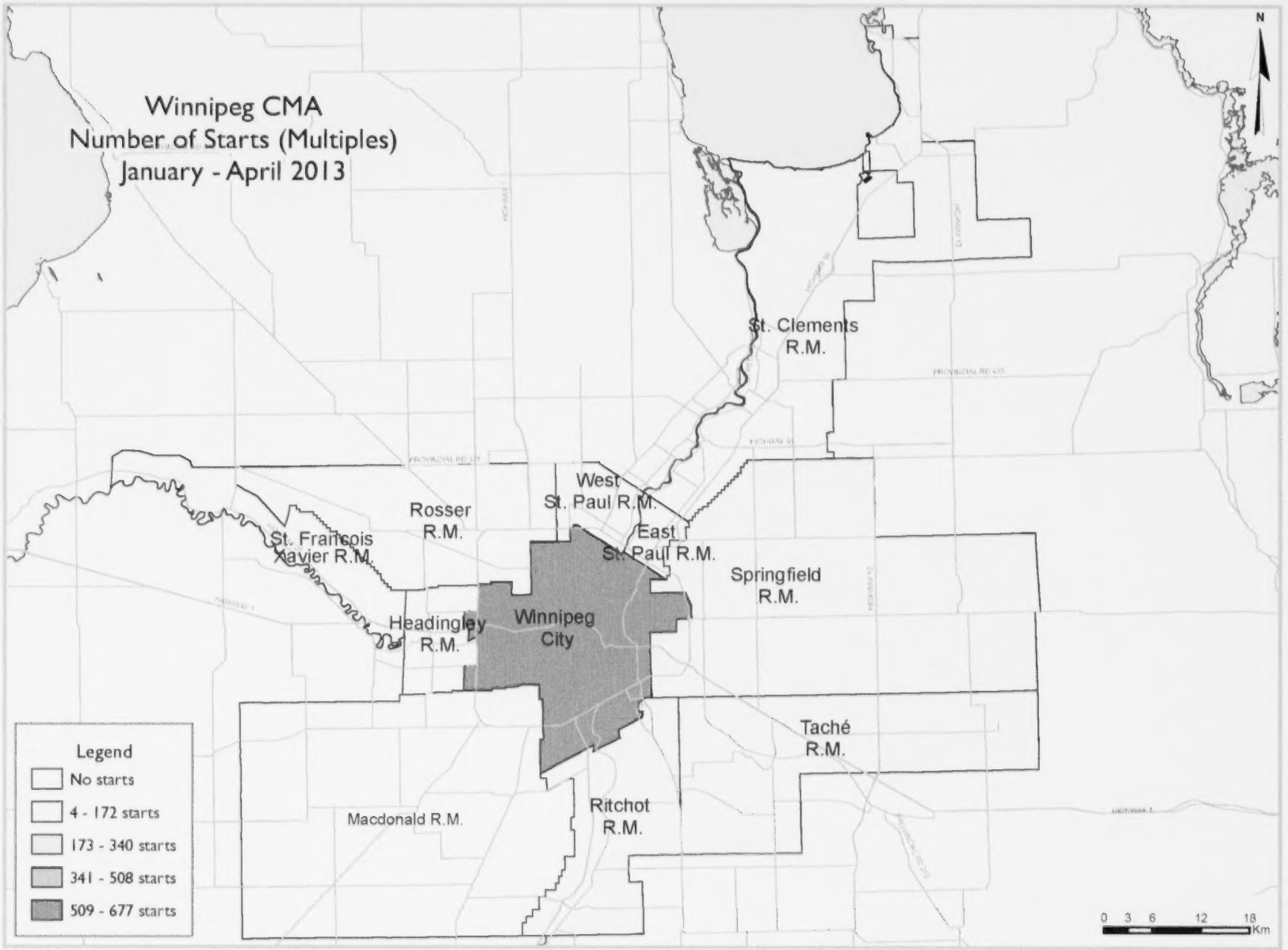
Source: CMHC (*excludes rental)

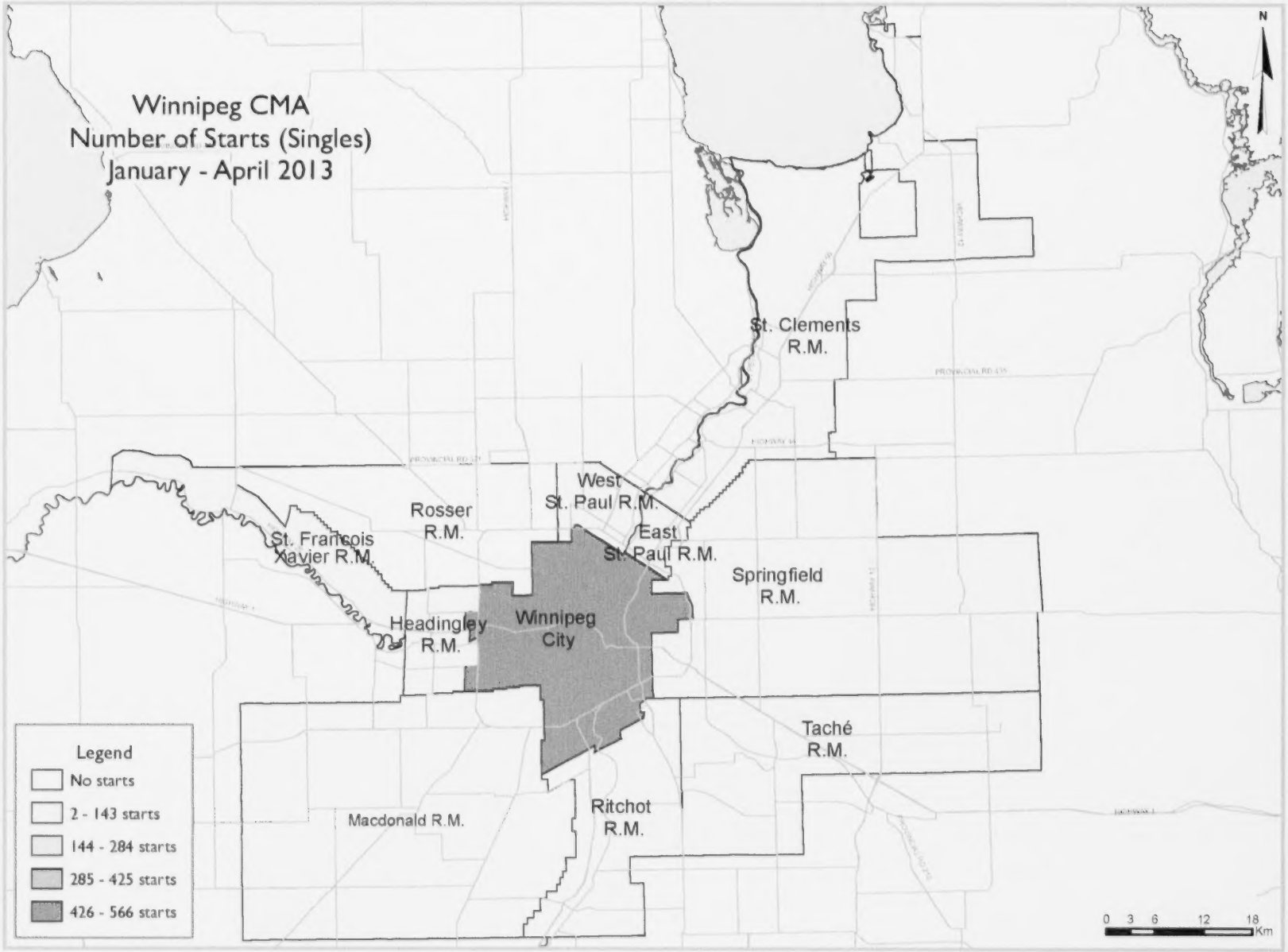
units under construction at the end of April 2013 was 2,490, up 66 per cent from the 1,501 units in April 2012. This also represented the highest number of units under construction since 1989. There were two multi-family units completed in April compared to 63 one year earlier. This brought the number of completions during the first four months of 2013 to 144 units, 35 per cent fewer than during the same period of 2012. There were four multi-family units in the ownership market absorbed in April, while there were none in April 2012. Year-to-date, absorptions in this market now number 125 units, identical to the number that were absorbed during the first four months of 2012. The inventory of multi-family units available for ownership at the end of April 2013 stood at 146 units, nearly triple the 51 units in inventory during the same month one year ago.

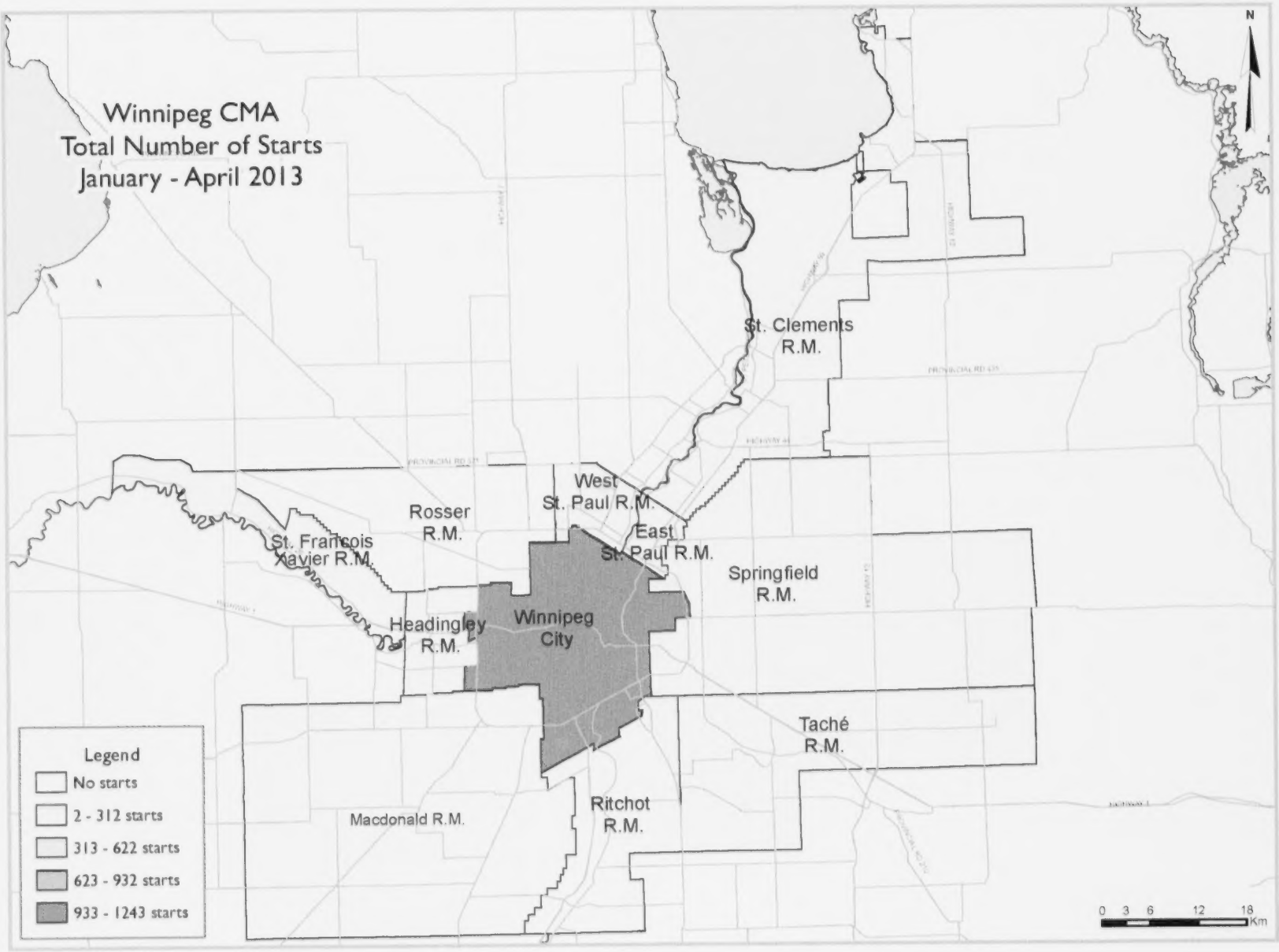

Winnipeg CMA
Number of Starts (Multiples)
April 2013
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
St. Paul R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Ritchot
R.M.
Macdonald R.M.
Legend
No starts
2 - 93 starts
94 - 185 starts
186 - 277 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
April 2013
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
1 - 58 starts
59 - 115 starts
116 - 172 starts
173 - 229 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
April 2013
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
3 - 128 starts
129 - 254 starts
255 - 380 starts
381 - 506 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - April 2013
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
4 - 172 starts
173 - 340 starts
341 - 508 starts
509 - 677 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - April 2013
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 143 starts
144 - 284 starts
285 - 425 starts
426 - 566 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - April 2013
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
East
St. Paul R.M.
St. François
Xavier R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Ritchot
R.M.
Macdonald R.M.
Legend
No starts
2 - 312 starts
313 - 622 starts
623 - 932 starts
933 - 1243 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2013	271	6	0	1	10	0	0	267	555
April 2012	168	2	0	0	14	24	0	48	256
% Change	61.3	200.0	n/a	n/a	-28.6	-100.0	n/a	**	116.8
Year-to-date 2013	677	14	0	3	30	95	0	627	1,446
Year-to-date 2012	559	18	0	2	81	164	0	183	1,007
% Change	21.1	-22.2	n/a	50.0	-63.0	-42.1	n/a	**	43.6
UNDER CONSTRUCTION									
April 2013	1,199	28	7	6	140	848	0	1,467	3,695
April 2012	1,320	26	0	8	169	491	21	795	2,830
% Change	-9.2	7.7	n/a	-25.0	-17.2	72.7	-100.0	84.5	30.6
COMPLETIONS									
April 2013	244	2	0	1	0	0	0	0	247
April 2012	77	0	0	1	0	0	0	63	141
% Change	**	n/a	n/a	0.0	n/a	n/a	n/a	-100.0	75.2
Year-to-date 2013	689	26	0	3	26	86	0	6	836
Year-to-date 2012	228	0	0	5	26	76	55	63	453
% Change	**	n/a	n/a	-40.0	0.0	13.2	-100.0	-90.5	84.5
COMPLETED & NOT ABSORBED									
April 2013	253	4	0	4	53	89	n/a	n/a	403
April 2012	108	4	0	6	7	40	n/a	n/a	165
% Change	134.3	0.0	n/a	-33.3	**	122.5	n/a	n/a	144.2
ABSORBED									
April 2013	238	4	0	2	0	0	n/a	n/a	244
April 2012	80	0	0	2	0	0	n/a	n/a	82
% Change	197.5	n/a	n/a	0.0	n/a	n/a	n/a	n/a	197.6
Year-to-date 2013	639	16	0	3	11	98	n/a	n/a	767
Year-to-date 2012	292	3	0	11	29	93	n/a	n/a	428
% Change	118.8	**	n/a	-72.7	-62.1	5.4	n/a	n/a	79.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
April 2013	229	0	0	0	10	0	0	267	506
April 2012	156	2	0	0	14	24	0	0	196
East St. Paul R.M.									
April 2013	7	0	0	0	0	0	0	0	7
April 2012	1	0	0	0	0	0	0	0	1
Headingley R.M.									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
April 2013	12	0	0	0	0	0	0	0	12
April 2012	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
April 2013	1	2	0	0	0	0	0	0	3
April 2012	3	0	0	0	0	0	0	0	3
Rosser R.M.									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2013	4	0	0	0	0	0	0	0	4
April 2012	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2013	18	4	0	1	0	0	0	0	23
April 2012	5	0	0	0	0	0	0	0	5
Tache R.M.									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	3	0	0	0	0	0	0	48	51
West St. Paul R.M.									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
April 2013	271	6	0	1	10	0	0	267	555
April 2012	168	2	0	0	14	24	0	48	256

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
April 2013	956	18	7	0	132	721	0	1,467	3,301
April 2012	1,073	26	0	0	169	461	7	711	2,447
East St. Paul R.M.									
April 2013	18	0	0	1	0	0	0	0	19
April 2012	11	0	0	4	0	0	0	0	15
Headingley R.M.									
April 2013	30	0	0	0	0	0	0	0	30
April 2012	13	0	0	0	0	0	0	36	49
MacDonald R.M.									
April 2013	48	0	0	0	0	0	0	0	48
April 2012	37	0	0	0	0	0	0	0	37
Ritchot R.M.									
April 2013	31	4	0	0	8	68	0	0	111
April 2012	21	0	0	0	0	0	0	0	21
Rosser R.M.									
April 2013	2	0	0	0	0	0	0	0	2
April 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
April 2013	20	0	0	0	0	0	0	0	20
April 2012	45	0	0	0	0	30	0	0	75
St. Francois Xavier R.M.									
April 2013	10	0	0	0	0	0	0	0	10
April 2012	1	0	0	0	0	0	0	0	1
Springfield R.M.									
April 2013	52	6	0	5	0	0	0	0	63
April 2012	69	0	0	4	0	0	0	0	73
Tache R.M.									
April 2013	11	0	0	0	0	59	0	0	70
April 2012	29	0	0	0	0	0	14	48	91
West St. Paul R.M.									
April 2013	21	0	0	0	0	0	0	0	21
April 2012	20	0	0	0	0	0	0	0	20
Winnipeg CMA									
April 2013	1,199	28	7	6	140	848	0	1,467	3,695
April 2012	1,320	26	0	8	169	491	21	795	2,830

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
April 2013	210	2	0	0	0	0	0	0	212
April 2012	53	0	0	0	0	0	0	63	116
East St. Paul R.M.									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Headingley R.M.									
April 2013	6	0	0	0	0	0	0	0	6
April 2012	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
April 2013	6	0	0	0	0	0	0	0	6
April 2012	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
April 2013	3	0	0	0	0	0	0	0	3
April 2012	1	0	0	0	0	0	0	0	1
Rosser R.M.									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2013	6	0	0	0	0	0	0	0	6
April 2012	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2013	9	0	0	1	0	0	0	0	10
April 2012	9	0	0	1	0	0	0	0	10
Tache R.M.									
April 2013	3	0	0	0	0	0	0	0	3
April 2012	9	0	0	0	0	0	0	0	9
West St. Paul R.M.									
April 2013	1	0	0	0	0	0	0	0	1
April 2012	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
April 2013	244	2	0	1	0	0	0	0	247
April 2012	77	0	0	1	0	0	0	63	141

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
April 2013	199	2	0	0	47	79	n/a	n/a	327
April 2012	93	4	0	0	6	39	n/a	n/a	142
East St. Paul R.M.									
April 2013	2	0	0	1	0	0	n/a	n/a	3
April 2012	0	0	0	2	0	0	n/a	n/a	2
Headingley R.M.									
April 2013	10	0	0	0	0	0	n/a	n/a	10
April 2012	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
April 2013	11	0	0	0	0	0	n/a	n/a	11
April 2012	3	0	0	0	0	0	n/a	n/a	3
Ritchot R.M.									
April 2013	5	2	0	0	6	3	n/a	n/a	16
April 2012	0	0	0	0	0	0	n/a	n/a	0
Rosser R.M.									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
April 2013	2	0	0	0	0	6	n/a	n/a	8
April 2012	2	0	0	0	0	1	n/a	n/a	3
St. Francois Xavier R.M.									
April 2013	1	0	0	0	0	0	n/a	n/a	1
April 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
April 2013	22	0	0	3	0	0	n/a	n/a	25
April 2012	9	0	0	4	0	0	n/a	n/a	13
Tache R.M.									
April 2013	0	0	0	0	0	1	n/a	n/a	1
April 2012	1	0	0	0	1	0	n/a	n/a	2
West St. Paul R.M.									
April 2013	1	0	0	0	0	0	n/a	n/a	1
April 2012	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
April 2013	253	4	0	4	53	89	n/a	n/a	403
April 2012	108	4	0	6	7	40	n/a	n/a	165

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
April 2013	204	4	0	0	0	0	n/a	n/a	208
April 2012	59	0	0	0	0	0	n/a	n/a	59
East St. Paul R.M.									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	0	0	0	0	n/a	n/a	0
Headingley R.M.									
April 2013	1	0	0	0	0	0	n/a	n/a	1
April 2012	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
April 2013	8	0	0	0	0	0	n/a	n/a	8
April 2012	1	0	0	0	0	0	n/a	n/a	1
Ritchot R.M.									
April 2013	3	0	0	0	0	0	n/a	n/a	3
April 2012	4	0	0	0	0	0	n/a	n/a	4
Rosser R.M.									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
April 2013	5	0	0	0	0	0	n/a	n/a	5
April 2012	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
April 2013	13	0	0	2	0	0	n/a	n/a	15
April 2012	4	0	0	2	0	0	n/a	n/a	6
Tache R.M.									
April 2013	3	0	0	0	0	0	n/a	n/a	3
April 2012	9	0	0	0	0	0	n/a	n/a	9
West St. Paul R.M.									
April 2013	1	0	0	0	0	0	n/a	n/a	1
April 2012	1	0	0	0	0	0	n/a	n/a	1
Winnipeg CMA									
April 2013	238	4	0	2	0	0	n/a	n/a	244
April 2012	80	0	0	2	0	0	n/a	n/a	82

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Winnipeg City	229	156	2	4	8	12	267	24	506	196	158.2
East St. Paul R.M.	7	1	0	0	0	0	0	0	7	1	**
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	12	0	0	0	0	0	0	0	12	0	n/a
Ritchot R.M.	1	3	2	0	0	0	0	0	3	3	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	0	0	0	0	0	0	0	4	0	n/a
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	19	5	4	0	0	0	0	0	23	5	**
Tache R.M.	0	3	0	0	0	0	0	48	0	51	-100.0
West St. Paul R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	272	168	8	4	8	12	267	72	555	256	116.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	566	462	10	30	20	69	647	299	1,243	860	44.5
East St. Paul R.M.	8	7	0	0	0	0	0	0	8	7	14.3
Headingley R.M.	5	7	0	0	0	0	0	0	5	7	-28.6
MacDonald R.M.	34	21	0	0	0	0	0	0	34	21	61.9
Ritchot R.M.	9	4	2	0	8	0	40	0	59	4	**
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	11	10	0	0	0	0	0	0	11	10	10.0
St. Francois Xavier R.M.	2	1	0	0	0	0	0	0	2	1	100.0
Springfield R.M.	35	39	4	0	0	0	0	0	39	39	0.0
Tache R.M.	6	5	0	0	0	0	35	48	41	53	-22.6
West St. Paul R.M.	4	4	0	0	0	0	0	0	4	4	0.0
Winnipeg CMA	680	561	16	30	28	69	722	347	1,446	1,007	43.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Winnipeg City	8	12	0	0	0	24	267	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	48
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	8	12	0	0	0	24	267	48

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	20	69	0	0	20	164	627	135
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	8	0	0	0	40	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	35	0	0	48
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	28	69	0	0	95	164	627	183

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Winnipeg City	229	158	10	38	267	0	506	196
East St. Paul R.M.	7	1	0	0	0	0	7	1
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	12	0	0	0	0	0	12	0
Ritchot R.M.	3	3	0	0	0	0	3	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	0	0	0	0	0	4	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	22	5	1	0	0	0	23	5
Tache R.M.	0	3	0	0	0	48	0	51
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	277	170	11	38	267	48	555	256

Table 2.5: Starts by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	574	480	42	245	627	135	1,243	860
East St. Paul R.M.	8	5	0	2	0	0	8	7
Headingley R.M.	5	7	0	0	0	0	5	7
MacDonald R.M.	34	21	0	0	0	0	34	21
Ritchot R.M.	11	4	48	0	0	0	59	4
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	11	10	0	0	0	0	11	10
St. Francois Xavier R.M.	2	1	0	0	0	0	2	1
Springfield R.M.	36	39	3	0	0	0	39	39
Tache R.M.	6	5	35	0	0	48	41	53
West St. Paul R.M.	4	4	0	0	0	0	4	4
Winnipeg CMA	691	577	128	247	627	183	1,446	1,007

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Winnipeg City	210	53	2	0	0	0	0	63	212	116	82.8
East St. Paul R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Headingley R.M.	6	0	0	0	0	0	0	0	6	0	n/a
MacDonald R.M.	6	2	0	0	0	0	0	0	6	2	200.0
Ritchot R.M.	3	1	0	0	0	0	0	0	3	1	200.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	2	0	0	0	0	0	0	6	2	200.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	10	10	0	0	0	0	0	0	10	10	0.0
Tache R.M.	3	9	0	0	0	0	0	0	3	9	-66.7
West St. Paul R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Winnipeg CMA	245	78	2	0	0	0	0	63	247	141	75.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	536	159	26	4	24	77	92	139	678	379	78.9
East St. Paul R.M.	5	0	0	0	0	0	0	0	5	0	n/a
Headingley R.M.	13	2	0	0	0	0	0	0	13	2	**
MacDonald R.M.	12	8	0	0	0	0	0	0	12	8	50.0
Ritchot R.M.	13	7	2	0	0	0	0	0	15	7	114.3
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	30	7	0	0	0	0	0	0	30	7	**
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	42	30	0	0	0	0	0	0	42	30	40.0
Tache R.M.	31	13	0	0	0	0	0	0	31	13	138.5
West St. Paul R.M.	10	6	0	0	0	0	0	0	10	6	66.7
Winnipeg CMA	692	233	28	4	24	77	92	139	836	453	84.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Winnipeg City	0	0	0	0	0	0	0	63
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	0	0	0	0	0	0	63

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	24	22	0	55	86	76	6	63
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	24	22	0	55	86	76	6	63

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market April 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Winnipeg City	212	53	0	0	0	63	212	116
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	6	0	0	0	0	0	6	0
MacDonald R.M.	6	2	0	0	0	0	6	2
Ritchot R.M.	3	1	0	0	0	0	3	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	2	0	0	0	0	6	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	9	9	1	1	0	0	10	10
Tache R.M.	3	9	0	0	0	0	3	9
West St. Paul R.M.	1	1	0	0	0	0	1	1
Winnipeg CMA	246	77	1	1	0	63	247	141

Table 3.5: Completions by Submarket and by Intended Market January - April 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	560	159	112	102	6	118	678	379
East St. Paul R.M.	4	0	1	0	0	0	5	0
Headingley R.M.	13	2	0	0	0	0	13	2
MacDonald R.M.	12	8	0	0	0	0	12	8
Ritchot R.M.	15	7	0	0	0	0	15	7
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	30	7	0	0	0	0	30	7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	40	25	2	5	0	0	42	30
Tache R.M.	31	13	0	0	0	0	31	13
West St. Paul R.M.	10	6	0	0	0	0	10	6
Winnipeg CMA	715	228	115	107	6	118	836	453

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
April 2013	22	11.1	43	21.7	40	20.2	30	15.2	63	31.8	198	386,918	417,847
April 2012	5	8.8	15	26.3	18	31.6	10	17.5	9	15.8	57	367,000	397,372
Year-to-date 2013	46	9.7	117	24.7	117	24.7	72	15.2	121	25.6	473	377,000	402,444
Year-to-date 2012	37	19.0	37	19.0	37	19.0	32	16.4	52	26.7	195	382,785	405,081
East St. Paul R.M.													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Headingley R.M.													
April 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
MacDonald R.M.													
April 2013	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
April 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
Year-to-date 2012	0	0.0	2	22.2	2	22.2	0	0.0	5	55.6	9	--	--
Ritchot R.M.													
April 2013	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
April 2012	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	3	23.1	3	23.1	2	15.4	3	23.1	2	15.4	13	350,000	371,938
Year-to-date 2012	3	37.5	3	37.5	2	25.0	0	0.0	0	0.0	8	--	--
Rosser R.M.													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	--	--
Year-to-date 2012	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
St. Francois Xavier R.M.													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
April 2013	3	25.0	0	0.0	1	8.3	4	33.3	4	33.3	12	414,900	395,740
April 2012	1	20.0	2	40.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2013	6	23.1	4	15.4	2	7.7	6	23.1	8	30.8	26	404,950	373,507
Year-to-date 2012	6	23.1	7	26.9	6	23.1	4	15.4	3	11.5	26	352,265	369,574
Tache R.M.													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
West St. Paul R.M.													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Winnipeg CMA													
April 2013	25	11.3	43	19.5	43	19.5	36	16.3	74	33.5	221	396,000	421,775
April 2012	9	13.0	19	27.5	20	29.0	11	15.9	10	14.5	69	365,640	389,447
Year-to-date 2013	56	10.5	124	23.3	126	23.6	82	15.4	145	27.2	533	378,980	403,936
Year-to-date 2012	46	18.5	50	20.1	50	20.1	38	15.3	65	26.1	249	382,785	401,930

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2013						
Submarket	April 2013	April 2012	% Change	YTD 2013	YTD 2012	% Change
Winnipeg City	417,847	397,372	5.2	402,444	405,081	-0.7
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	--	--	n/a
Ritchot R.M.	--	--	n/a	371,938	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	395,740	--	n/a	373,507	369,574	1.1
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	421,775	389,447	8.3	403,936	401,930	0.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
April 2013

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2012	January	516	-1.7	1,003	942	1,286	78.0	237,832	3.5	243,665
	February	731	0.1	1,010	1,150	1,394	72.5	250,754	9.9	256,354
	March	1,029	-7.5	997	1,482	1,410	70.7	247,459	2.3	248,326
	April	1,250	14.6	1,067	1,885	1,401	76.2	261,263	8.6	248,823
	May	1,499	9.7	1,011	1,977	1,338	75.6	266,379	7.2	255,453
	June	1,396	-4.5	1,014	1,786	1,415	71.7	257,095	5.4	252,969
	July	1,150	-2.5	969	1,493	1,299	74.6	249,175	4.6	245,260
	August	1,152	-4.4	1,000	1,590	1,420	70.4	248,301	5.1	252,308
	September	973	-14.4	1,001	1,506	1,446	69.2	248,750	4.8	256,042
	October	1,042	3.1	996	1,367	1,402	71.0	259,434	6.1	263,536
	November	793	-3.5	998	945	1,406	71.0	263,786	11.7	270,671
	December	563	-14.3	1,027	549	1,458	70.4	257,719	-4.2	267,420
2013	January	565	9.5	1,043	998	1,360	76.7	248,720	4.6	258,872
	February	631	-13.7	941	1,015	1,323	71.1	270,463	7.9	268,123
	March	783	-23.9	853	1,397	1,388	61.5	271,198	9.6	269,826
	April	1,179	-5.7	958	1,845	1,332	71.9	270,218	3.4	249,751
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	2,276	-3.8		3,574			246,334	4.8	
	Q1 2013	1,979	-13.0		3,410			264,546	7.4	
	YTD 2012	3,526	2.0		5,459			251,627	6.3	
	YTD 2013	3,158	-10.4		5,255			266,664	6.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2013

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.8	119.2	417	5.7	70.3	780
	April	607	3.20	5.44	128.1	120.0	419	5.6	70.4	777
	May	601	3.20	5.34	128.3	120.4	420	5.4	70.3	781
	June	595	3.20	5.24	129.2	120.0	419	5.4	70.0	783
	July	595	3.10	5.24	129.5	119.9	416	5.5	69.6	791
	August	595	3.10	5.24	129.7	120.2	415	5.7	69.5	795
	September	595	3.10	5.24	130.4	120.6	416	5.6	69.5	797
	October	595	3.10	5.24	131.0	120.9	416	5.5	69.4	800
	November	595	3.10	5.24	131.5	120.8	416	5.4	69.3	799
	December	595	3.00	5.24	132.6	119.9	416	5.5	69.3	798
2013	January	595	3.00	5.24	133.8	120.0	419	5.4	69.6	790
	February	595	3.00	5.24	133.9	121.3	420	5.4	69.6	788
	March	590	3.00	5.14	134.3	121.9	420	5.4	69.6	785
	April	590	3.00	5.14		122.2	419	5.8	69.6	786
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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